

PUBLIC HEARING--Nov. 25, 1964

Appeal #7974 James M. Tannehill, appellant.

The Zoning Administrator District of Columbia, appellee.

On motion duly made, seconded and unanimously carried the following Order was entered on December 1, 1964:

ORDERED:

That the appeal to establish a parking lot for trucks on alley lot at rear of 1221-1223 Morse St. N.E., alley lots 807 and 808, square 4069, be denied.

As the result of an inspection of the property by the Board, and from the records and the evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's property consists of two alley lots containing an area of 2750 square feet of land and are located immediately to the rear of two dwellings at 1221 and 1223 Morse St. With the exception of an existing bakery building on this alley, the balance of the alley is free of commercial uses. The lot in question is in the rear of residences facing Morse Street and Florida Avenue.

(2) Appellant is in the dump truck business and proposes to park approximately eight trucks from 2-1/2 to 5 tons on this property. He proposes to take the trucks out at approximately 7:30 in the morning and bring them back in the evening at 4:00 p. m.

(3) There was objection to the granting of this appeal registered at the public hearing. There was a letter from the Clean Block Committee of Morse Street who do not object.

OPINION:

We are of the opinion that a business of the type proposed in the midst of this residential area will tend to disturb the peace and quiet of the area and result in the creating of noise by the moving in and out of the trucks. We are further of the opinion that the moving of these trucks particularly in the early morning could prove a disturbing factor to persons residing around the perimeter of the square.

In view of the above it is our opinion that the granting of this exception will not be in harmony with the general purpose and intent of the zoning regulations and maps and will tend to affect adversely the use of neighboring property in accordance with said zoning regulations and map.